

# CITY OF JERSEY CITY

280 Grove Street  
Jersey City, New Jersey 07302



Robert Byrne, R.M.C., City Clerk  
Sean J. Gallagher, R.M.C., Deputy City Clerk  
Irene G. McNulty, Deputy City Clerk



Rolando R. Lavarro, Jr., Councilperson-at-Large  
Daniel Rivera, Councilperson-at-Large  
Joyce E. Watterman, Councilperson-at-Large  
Frank Gajewski, Councilperson, Ward A  
John J. Hallanan, III, Councilperson, Ward B  
Richard Boggiano, Councilperson, Ward C  
Michael Yun, Councilperson, Ward D  
Candice Osborne, Councilperson, Ward E  
Diane Coleman, Councilperson, Ward F

## Agenda Regular Meeting of the Municipal Council Wednesday, October 12, 2016 at 6:00 p.m.

**Please note:** The next caucus meeting of Council is scheduled for Monday, October 24, 2016 at **5:30 p.m.** in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for Wednesday, October 26, 2016 at **6:00 p.m.** in the Anna and Anthony R. Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:**
- (c) **SALUTE TO THE FLAG:**
- (d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of the Municipal Council. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, November 25, 2015, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2016.

The Agenda of this meeting was disseminated on **Thursday, October 6, 2016 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey City Reporter and The Jersey Journal.

2. **Bid Reception: None**

**\*\*CONSENT AGENDA**

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

<b>*3.</b>	<b>ORDINANCE HEARING</b>	<b>FIRST READING</b>	<b>CITY CLERK FILE</b>
a.	An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating 46 feet in front 509 Bramhall Avenue as No Parking 7:30 a.m. to 8:30 a.m. and 3:30 p.m. and 5:30 p.m. School Days.		Ord. 16.157
b.	An ordinance authorizing the transfer of city-owned property within the Ocean/Bayview Redevelopment Area to the Jersey City Redevelopment Agency. (524,528 & 530 Ocean Avenue & 75 Bayview Avenue)		Ord. 16.158
c.	An Ordinance of the City of Jersey City, in the County of Hudson, New Jersey, providing for the acquisition of roll off trucks and appropriating \$499,632 therefor from the City's Capital Surplus Fund		Ord. 16.159
d.	An ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Journal Square 2060 Redevelopment Plan to amend Zone 10, Zone District Map, corner lot bonus map and bonus standards for a fund for public arts.		Ord. 16.160

<b>*4.</b>	<b>ORDINANCE HEARING</b>	<b>SECOND READING</b>	<b>CITY CLERK FILE</b>
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| Introduced-9-0- | a. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article XIII (Parking, Standing and Stopping) Section 332-31(Parking Restrictions for Street Cleaning Purposes) amending the parking restrictions for street cleaning purposes on Wegman Court, Garfield Avenue to the dead end.  | Ord. 16.149<br>Intro. 09.28.16 |
| Introduced-9-0- | b. | An ordinance supplementing Chapter 332(Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating 60 feet on the north side of Linden Avenue, beginning 143 feet west of Ocean Avenue, as No Parking, Thursday, 8:00 a.m. to Noon.                                 | Ord. 16.150<br>Intro. 09.28.16 |
| Introduced-9-0- | c. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating 70 feet on the south side of Seventh Street, beginning 205 feet east of Division Street, as No Parking, Monday through Friday, 7:30 a.m. and 3:30 p.m. to 5:30. | Ord. 16.151<br>Intro. 09.28.16 |
| Introduced-9-0- | d. | An ordinance authorizing the City of Jersey City to enter into a lease agreement with the Jersey City Employment and Training Program (JCETP), a New Jersey not-for-profit, pursuant to <u>N.J.S.A. 40:12-14(c)</u> .   | Ord. 16.152<br>Intro. 09.28.16 |
| Introduced-9-0- | e. | An ordinance approving a five (5) year tax exemption pursuant to the provisions of <u>N.J.S.A. 40A:21-1</u> , et seq., and Section 304-12 of the Municipal Code for property designated as Block 6304, Lot 21, on the city's tax map and more commonly known by the street address of 276 St. Pauls Avenue.   | Ord. 16.154<br>Intro. 09.28.16 |
| Introduced-9-0- | f. | An ordinance approving a five (5) year tax exemption pursuant to the provisions of <u>N.J.S.A. 40A:21-1</u> , et seq., and Section 304-12 of the Municipal Code for property designated as Block 10801, Lots 8 & 9, now Lot 8.01, on the city's tax map and more commonly known by the street address of 65 Newkirk Avenue.   | Ord. 16.155<br>Intro. 09.28.16 |
| Introduced-9-0- | g. | Ordinance of the Municipal Council of the City of Jersey City amending the Paulus Hook Redevelopment Plan to remove Tax Block 13102 and to create the Block 13102 Redevelopment Plan.   | Ord. 16.156<br>Intro. 09.28.16 |

**\*\* 5.**

**PUBLIC REQUEST FOR HEARING**

1. LaVern Washington
2. Josephine Paige
3. Mildred Turdie
4. Daniel Sicardi
5. Yvonne Balcer

**NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE  
OFFICE OF THE CITY CLERK**

**\*\*6. PETITIONS AND COMMUNICATIONS**

- a. Letter dated September 26, 2016 from Jason Delgrosso, Project Manager,, Dresdner Robin to Robert Byrne, City Clerk re: Discharge of surface water (DSW) BGR Permit, One Harbor Place; 7-33 Aetna Street, Jersey City.
- b. Letter dated September 27, 2016 from Jerry Haug, LSRP, Viridian Environmental Consultants to Carleton Lewis, Jersey City re: Vapor Intrusion Testing: 516-522 Bergen Avenue, Jersey City.
- c. Letter dated September 27, 2016 from Jerry Haug, LSRP, Viridian Environmental Consultants to Eddie L. Banner, USPS Postmaster, Jersey City re: Vapor Intrusion Testing: 528 Bergen Avenue, Jersey City.
- d. Letter dated September 27, 2016 from Jerry Haug, LSRP, Viridian Environmental Consultants to Michele Boyd, Branch Manager Provident Bank, Jersey City re: Vapor Intrusion Testing: 533 Bergen Avenue, Jersey City.
- e. Letter dated September 27, 2016 from Kendal J. Jones, Gluck Walrath LLP to Robert Byrne, City Clerk re: Jersey City Redevelopment Agency - \$10,000,000 Redevelopment Area Taxable Bonds (Journal Square Project) Series 2016.
- f. Letter dated August 24, 2016 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to David Mudge, Manager, Right-of-Way, New Jersey Department of Transportation re: Essex County Hudson County, Kearny, Pulaski Skyway Rehabilitation.
- g. Letter dated September 28, 2016 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Jake Mincey c/o Richard Osiha R, Clifton, NJ re: One 550 gallon #2 heating oil underground storage tank system, 10 Monticello Avenue, Jersey City.
- h. Letter dated September 30, 2016 from Angela Kisela, Environmental Scientist, PS&S to Robert Byrne, City Clerk re: Notice of submission, Water Development Individual Permit Application, Hudson County Improvement Authority, Duncan Avenue Reconstruction Project, Jersey City.
- i. 2016 State of New Jersey, Department of The Treasury Division of Taxation Certification of the Table of Equalized Valuations.
- j. 2017 State of New Jersey, Department of The Treasury Division of Taxation Certification of the 2016 Average Ratios & Common Level Ranges for use in Tax Year 2017.

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**\*\*6. PETITIONS AND COMMUNICATIONS**

- k. Letter dated October 5, 2016 from Mark W. Bednarz, Donohue, Gironda, Doria & Tomkins, LLC Certified Public Accountants, re: City of Jersey City Report of Audit for years ended December 31, 2015 and 2014.
- l. Letter dated September 30, 2016 from Albert A. Fralinger III, Manager, PSE&G to New Jersey Department of Environmental Protection re: Response Action Outcome, (RAO), nine million gallon above ground storage tank, Duffield & Van Keuren Avenues, Jersey City.
- m. Letter dated October 3, 2016 from Robert Blauvelt, Senior Consultant, GEI Consultants to Mr. Oleg Buldakov, Apollo After School - Golden Door, 3044 Kennedy Boulevard, Jersey City.

**NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE  
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**\*\*7. OFFICERS COMMUNICATIONS**

**NONE**



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**\*\*8. REPORT OF DIRECTORS**

- a. Letter dated September 6, 2016 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Reappointing Mary Bloom, of Jersey City, Republican, to serve as a member of the Jersey City Ethical Standards Boards. Ms. Bloom's term will expire on May 10, 2021.
- b. Letter dated September 6, 2016 from Steven M. Fulop, Mayor to Council President and Members of the Municipal Council re: Reappointing Choudhri Hussain, of Jersey City, Republican, to serve as a member of the Jersey City Ethical Standards Boards. Mr. Hussain's term will expire on May 10, 2021.

**\*\*9. CLAIMS**

- A. City Clerk
- B. Mayor's Office
- C. Tax Assessor
- D. Department of Administration
- E. Department of H.E.D. & C
- F. Department of Health & Human Services
- G. Department of Human Resources
- H. Department of Public Safety
- I. Department of Public Works
- J. Department of Recreation

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| a. | Resolution authorizing the insertion of Special Items of Revenues and Appropriations in the CY2016 Municipal Budget, pursuant to <u>N.J.S.A.</u> 40A:4-87.  | Res. 16.659 |
| b. | Resolution of the Jersey City Municipal Council accepting the Best Practices Inventory Questionnaire.   | Res. 16.660 |
| c. | Resolution supporting Sarah's Daughters 5 <sup>th</sup> Annual Domestic Violence Awareness Gala/Fundraiser.   | Res. 16.661 |
| d. | A resolution of the Jersey City Municipal Council honoring AARP Chapter No. 5102 on the 21 <sup>st</sup> Anniversary of its founding.   | Res. 16.662 |
| e. | Resolution reappointing Mary Bloom as a member of the Ethical Standards Board of the City of Jersey City.   | Res. 16.663 |
| f. | Resolution reappointing Choudhri Hussain as a member of the Ethical Standards Board of the City of Jersey City.   | Res. 16.664 |
| g. | Resolution authorizing the waiver of metered parking fees in certain Municipal Lots from November 25 through December 31, 2016 in order to encourage economic activity in certain commercial areas.   | Res. 16.665 |
| h. | Resolution rejecting the bid received by the City of Jersey City on September 13, 2016 for a contract known as Pershing Field Ice Rink-New Ice Court Flooring, Project No. 2016-028.  | Res. 16.666 |
| i. | Authorizing replacement of lost Third Party Tax Sale Certificate #2007-1750 Sold to Pat Carabellese.  | Res. 16.667 |
| j. | Cancellation of 2016 real estate taxes on Block 17702, Lot 26, also known as 2435 Kennedy Blvd., Jersey City, New Jersey, which is a tax exempt property. (Temple Beth El)  | Res. 16.668 |
| k. | Resolution of the Municipal Council of the City of Jersey City authorizing acceptance and execution of HUD Entitlement Grants for CDBG, ESG, HOPWA and HOME and authorizing program contracts under the HUD Entitlement Programs for Program Year April 1, 2016 through March 31, 2017. | Res. 16.669 |
| l. | Resolution of the Municipal Council of the City of Jersey City authorizing submission of the FY2017 Community Services Block Grant (CSBG) Application to the New Jersey Department of Community Affairs.  | Res. 16.670 |

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| m. | Resolution authorizing the Business Administrator to execute a discharge of mortgage affecting 331 Forrest Street, a/k/a Block 21101, Lot 25, f/k/a Block 1978, Lot M.   | Res. 16.671 |
| n. | Resolution authorizing the Business Administrator to execute a discharge of mortgage affecting 197-197A Bowers Street, a/k/a Block 2703, Lot 12, f/k/a Block 865, Lot 10.DUP.  | Res. 16.672 |
| o. | A resolution authorizing submission of Highlands Transfer of Development Rights (TDR) receiving Zone Feasibility Grant Application by the City of Jersey City.   | Res. 16.673 |
| p. | Resolution authorizing and ratifying the execution of an agreement between the City of Jersey City and the Jersey City Medical Center/RWJ Barnabas Health to enhance counseling and testing services for individuals living in Hudson County.  | Res. 16.674 |
| q. | Resolution authorizing a Memorandum of Understanding between the City of Jersey City and Saint Peter's University to provide Clinical Public Health Nursing experience to thirteen (13) Students in the Spring 2017 and Spring 2018 Semester.  | Res. 16.675 |
| r. | Resolution authorizing the City of Jersey City to execute a Memorandum of Understanding with Hyacinth AIDS Foundation and an indemnification agreement, and authorizing the City's Risk Manager to issue a letter of insurance to the Hyacinth AIDS Foundation in connection with the City's use of a medical van.   | Res. 16.676 |
| s. | Resolution authorizing and approving the Jersey City Department of Health and Human Services to submit an application for a Clinical Laboratory License to New Jersey Department of Health - Clinical Laboratory Improvement Services to conduct Rapid HIV on-site Testing   | Res. 16.677 |
| t. | Resolution authorizing a Shared Services Agreement pursuant to the Uniform Shared Services Consolidation Act, <u>N.J.S.A. 40A:65-1 et seq.</u> for the City of Jersey City to provide roll-off debris/garbage container services to the Jersey City Housing Authority.   | Res. 16.678 |
| u. | Resolution authorizing the City of Jersey City to enter into an Indemnification Agreement permitting the City of Jersey City to stockpile rock salt under the New Jersey Turnpike Authority's Newark Bay-Hudson County Extension at Milepost N6.8 during the winter months and authorizing the City Risk Manager to issue a certificate of insurance to the New Jersey Turnpike Authority. | Res. 16.679 |

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| v.  | Resolution authorizing the City of Jersey City to enter into a license agreement with the Jersey City Redevelopment Agency allowing use and access to city owned property at 605 Monmouth Street (Block 6902, Lot 24) within the Jersey Avenue Park and Jersey Avenue Tenth Street Redevelopment Areas. | Res. 16.680 |
| w.  | Resolution authorizing the award of a contract to Millennium Communications for the Genetec Software Maintenance (SMA) Agreement under GSA contract for the Office of Emergency Management funded through FY-15 United States Department of Homeland Security Grant.                                    | Res. 16.681 |
| x.  | Resolution authorizing an award of a contract to Bortek Industries, Inc. for the purchase and delivery of a Mechanical Street Sweeper through the Houston-Galveston Area Council Cooperative Purchasing Program for the Department of Public Works (Sanitation Division).                               | Res. 16.682 |
| y.  | Resolution extending an emergency open-end contract with Lincoln Recycling LLC to dispose of various types of waste and recycling materials on a month-to-month basis not to exceed three months effective October 1, 2016 for the Department of Public Works, Division of Director's Office.           | Res. 16.683 |
| z.  | Resolution amending a professional services agreement with the law firm of O'Donnell McCord, P.C. to serve as Special Counsel to represent the City of Jersey City in tax appeals.  | Res. 16.684 |
| z1. | Resolution amending a professional services agreement with the firm of Shain, Schaffer & Rafanello, Esqs. to provide legal services to represent the City of Jersey City in the matter of Realty Appraisal Company v. City of Jersey City.  | Res. 16.685 |
| z2. | Resolution reauthorizing a professional services agreement to the law firm of Arleo & Donohue, LLC to assist and advise the City of Jersey City with coordinating responses to information requests related to the Port Authority.  | Res. 16.686 |
| z3. | Resolution ratifying and authorizing a professional services agreement with the law firm of Sprio, LLC to represent Police Officer Matthew Kilroy in the matter of Marcos Berdecia and David Bonardi v. City of Jersey City, et al.   | Res. 16.687 |
| z4. | Resolution authorizing a professional services agreement with Strulowitz & Gargiulo Physical Therapy & Rehabilitation to provide physical therapy and rehabilitation services for employees injured on the job for the City of Jersey City.   | Res. 16.688 |

**\*\*10. RESOLUTIONS**

**CITY CLERK  
FILE #**

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| z5. | Resolution celebrating the 90 <sup>th</sup> Birthday of Charles Cook.  | Res. 16.689 |
| z6. | Resolution authorizing the City of Jersey City to accept a donation of used office furniture from INTL FCStone Financial, Inc. | Res. 16.690 |

**11. DEFERRED OR TABLED AGENDA AS OF OCTOBER 12, 2016**

- a. Ordinance# 14.025 Ordinance amending and supplementing Chapter 122 (Circuses, Carnivals and Public Assemblages) of the City of Jersey City Municipal Code. Tabled-8-0- prior to the close of the public hearing at the 03.12.14 meeting on motion by Councilperson Ramchal, seconded by Councilperson Yun, Councilperson Watterman: absent.
- b. Ordinance# 14.083 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) of the Jersey City Municipal Code. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on motion by Councilperson Coleman seconded by Councilperson Ramchal.
- c. Ordinance# 14.084 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) Sub-Article I (Division of Police) of the Jersey City Municipal Code establishing a Table of Organization. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Ramchal.
- d. Ordinance# 14.099 Ordinance authorizing the City of Jersey City to enter into a lease agreement as lessee with Jersey City Municipal, LLC as lessor for office space to be constructed at the HUB on an approximately 0.556 acre portion of Lot 17, Block 21201 intersection of Kearney Avenue and Martin Luther King Drive. Tabled-9-0- prior to the close of the public hearing at the 09.10.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Osborne.
- e. Ordinance# 14.109 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance - supplementary zoning as it pertains to height exceptions for rooftop appurtenance. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Osborne seconded by Councilperson Lavarro.
- f. Ordinance# 14.110 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Tidewater Basin Redevelopment Plan to create a mixed use district. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Lavarro seconded by Councilperson Ramchal.
- g. Ordinance# 14.170 An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-27 (Angle Parking) of the Jersey City Code designating 30 degree angle parking on the north side of First Street, Marin Boulevard to Provost Street (Back In Parking Only). Tabled-9-0- after the close of the public hearing at the 1.14.15 meeting on a motion by Councilperson Osborne, seconded by Councilperson Coleman.
- h. Ordinance# 15.128 An ordinance amending Chapter 157 (Entertainment Licenses) of the Municipal Code to add Section 12 (Joseph Connors Senior Center) establishing usage regulations for the center. Tabled-7-0- after the close of the public hearing at the 9.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Watterman: Councilpersons Ramchal and Lavarro: absent.

## **11. DEFERRED OR TABLED AGENDA AS OF OCTOBER 12, 2016**

- i. Ordinance# 15.135 An ordinance amending and supplementing Chapter 4 (Paid Sick Time) of the Jersey City Municipal Code. Tabled-7-0- prior to the close of the public hearing at the 10.14.15 meeting on a motion by Councilperson Watterman, seconded by Councilperson Osborne; Councilpersons Ramchal and Yun: absent.
- j. Ordinance# 15.162 Ordinance implementing Chapter 2 (Regular Municipal Elections) to change the date of the regular Municipal Elections from the second Tuesday in May to the Day of the General Elections in November. Tabled-9-0- prior to the close of the public hearing at the 11.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Ramchal.
- k. Ordinance# 15.177 Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article VI (Parking Facilities Operated by Division of Parking Enforcement) of the Jersey City Municipal Code. (Booting). Tabled-9-0- prior to the close of the public hearing at the 01.13.16 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Osborne.
- l. Ordinance# 16.012 Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article VI (Parking Facilities Operated by Division of Parking Enforcement) of the Jersey City Municipal Code (Booting). Tabled-9-0- prior to the close of the public hearing at the 01.27.16 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Ramchal.
- m. Ordinance# 16.027 An ordinance amending Chapter 222 (Noise) repealing Article 1 (Noise Restrictions) and adopting revisions to local noise-control regulations recommended by the New Jersey Department of Environmental Protection. Tabled-9-0- prior to the close of the public hearing at the 02.24.16 meeting on a motion by Councilperson Rivera, seconded by Councilperson Ramchal.
- n. Ordinance# 16.081 Ordinance amending and supplementing Chapter 254 (Property Maintenance) of the Jersey City Municipal Code implementing Article XXII (Building Service Employees) to establish a minimum number of hours in a work week for building service employees. Tabled-7-0- prior to the close of the public hearing at the 05.11.16 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Coleman; Ramchal & Rivera: absent.
- o. Ordinance# 16.082 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article VI (Department of Administration) of the Jersey City Municipal Code to mandate a transition period for all building services employees. Tabled-7-0- prior to the close of the public hearing at the 05.11.16 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Coleman; Ramchal & Rivera: absent.